

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Ham Lane, Kingswinford, West Midlands DY6 7JU

TO LET

INDUSTRIAL / WAREHOUSE

Size
22,942 sq ft (2,131 sq m)

Rent
£130,000 per annum exclusive

Detached building/site

Height to underside of haunch - 5.5m

Good car parking/yard space

Location

The property is located on Ham Lane, Kingswinford, within 400 yards of the junction with Stallings Lane. Kingswinford town centre is within one mile. The Motorway network is accessible via Junction 3 of the M5 at Quinton and Junction 2 of the M5 at Oldbury.

Description

The property comprises two adjoining warehouse buildings with two storey offices to the front.

The two storey offices benefit from aluminium framed double glazed windows. The accommodation comprises a range of private and open plan style rooms with toilets.

The warehouse bays are of steel portal framed construction with brick/blockwork and metal profiled sheeted walls, surmounted by a number of pitched metal profiled sheeted roofs incorporating filon roof lights. Height to underside of haunch 5.5m (18'1") approx.

Warehouse No 1. has 2 No. roller shutter doors. There are additional two storey offices etc partitioned within the warehouse. Warehouse No. 2 has 2 No. roller shutter doors.

The fenced/gated site is fully self contained.

Accommodation (Gross Internal Area) approx.

Offices	-	1,919 sq.ft	(178.33 sq.m)
Warehouse No. 1	-	15,031 sq.ft.	(1,396.92 sq.m)
Warehouse No. 2	-	5,992 sq.ft.	(556.90 sq.m)
		22,942 sq.ft	(2,132.15 sq.m)

First floor areas (within Warehouse No. 1) - 1,272 sq.ft. (118.21 sq.m) approx.

Services

Electricity and water are connected. Waste is via a septic tank/cesspit.

Rating Assessment

2017 Rateable Value: £79,000.

2023 Rateable Value: £66,000.

U.B.R - 51.2p in the £ (2023/24)

Lease Terms

The premises are available by way of an assignment or sub-letting. The terms of the Lease are as follows.

Term: 10 years from 14th July 2022.

Break Clause: Tenant only, effective at the end of year 5.

Rent Review: Effective at the end of year 5.

Rent

£130,000 per annum exclusive.

V.A.T.

V.A.T. may be levied on the rent.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC ratings - E112 and E123.

Viewing

Strictly via the Sole Agents.

Sellers Chartered Surveyors
Matthew Pearcey
Tel: 07764 269803
Email: matthewpearcey@sellers-survetors.co.uk

MISREPRESENTATION ACT 1967: Sellers for itself and for the vendors or lessors of this property whose agents they are give notice that the particulars are a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer of contract. All descriptions and any other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No employee of Sellers has any authority to make or give any representation or warranty whatever in relation to this property.

Additional Images



Additional Images

